

MINUTES OF THE SEPTEMBER 3, 2008 DESIGN REVIEW MEETING

**CITY OF MESA**  
**MINUTES OF THE**  
**DESIGN REVIEW BOARD**  
**SEPTEMBER 3, 2008**

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 3:30 p.m.

MEMBERS PRESENT    OTHERS PRESENT

Tim Nielsen - Chair  
Wendy LeSueur – Vice Chair  
Tom Bottomley  
Vince DiBella  
Craig Boswell  
Delight Clark  
Greg Lambright

Dorothy Chimel  
Laura Hyneman  
Mia Lozano Helland  
Debbie Archuleta  
Jennifer Gniffke  
Amy Shackelford  
Joe Welliver  
Laura Hyneman  
Christine Zielonka  
Veronica Gonzalez  
Cathy Ji

Richard Dyer  
Kelee Walton  
Doug Himmelberger  
Mark Davis  
Eric Cohen  
Joe Reilly  
Grady Gammage  
Jill Kusy  
Trevor  
Mr. Lambson  
Others

MEMBERS ABSENT

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### 1. Work Session:

**CASE:** Phoenix Welding Supply  
154 E Baseline

**REQUEST:** Review of a 7,295 sq. ft. addition to an existing retail building

### **DISCUSSION:**

Chair Tim Nielsen:

- Appreciates that the buildings will be cohesive and look like one project
- Could do something creative with the gate and fence
- Submit a detail of the gate and fence with follow-up submittal
- Concerned with the durability of the fabric
- Submit a fabric sample and detail with follow-up submittal

Boardmember Vince DiBella:

- Appreciates combining the two buildings so they are cohesive
- Could they articulate the actual entry better?

Boardmember Tom Bottomley:

- Concern with the height of the supports for the awning
- Could the supports come down a foot?
- Likes the revised plan

Boardmember Greg Lambright:

- Could they drop the barrel vault or replace it with something flat
- The barrel seems out of place
- Likes the randomness of the building

Boardmember Wendy LeSueur:

- Need to see a detail of how the fabric is attached to the frame
- Instead of the barrel vault look at doing something interesting with steel instead
- Beaver tail is too small use a larger plant to make a statement

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**CASE:** Dunkin Donuts Retail Center  
1961 E University

**REQUEST:** Review of a 3,900 sq. ft. retail building with two tenant spaces; one space will be a Dunkin Donuts with a drive-thru

### **DISCUSSION:**

Boardmember Vince DiBella:

- The east and north elevations look like the back of a building
- The graphic provides interest

Boardmember Wendy LeSueur:

- Provide vine species on follow-up submittal

Boardmember Tom Bottomley:

- The coffee cup is interesting, but provide a detail of how they are doing it
- The coffee cup needs to be subtle
- The green screen should not be solid
- There needs to be visibility

Boardmember Greg Lambright:

- Could they do more green screen?
- Yellow Bells do well on green screens

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**CASE:** Falcon Office Center  
SEC McDowell & Greenfield

**REQUEST:** Review of 86,870 sq. ft. of office space and 94,020 sq. ft. of hangar space

### **DISCUSSION:**

Chair Tim Nielsen:

- Appreciate the landscaping

Boardmember Wendy LeSueur:

- Could they contour the landscaping?
- Could they provide berms to create more interest
- Don't hide the building entrance behind the palm trees

Boardmember Tom Bottomley:

- Thank you, this is a prominent corner
- Cluster the trees so they have view corridors of the corner buildings

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**CASE:** Fire Station 218  
845 N Alma School

**REQUEST:** Review of a 12,975 sq. ft. fire station

### **DISCUSSION:**

Boardmember Greg Lambright:

- Bulk up the fascias and columns they are weak
- 2' square columns would mass better; as well as kickers back
- Do something with the louvers
- Tie concrete anchors back into the building
- Everything is so brown
- Could the glass be green?
- Gabion could be nice instead of stone
- Could use board form concrete
- Extend the roof line

Boardmember Tom Bottomley:

- Agree the louvers should be more interesting
- SES and emergency generator should be screened
- Maybe use awnings to screen them
- Provide sample of glass with follow-up submittal

Boardmember Delight Clark:

- Provide sample of concrete color

Chairman Tim Nielsen:

- As long as you're doing Arizona Territorial use territorial authentic material
- Posts should have more detail
- Break up large stucco areas with reveal screeds

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**CASE:** All Saints Catholic Church  
1534 N Recker

**REQUEST:** Review of a height exception for a church expansion

### **DISCUSSION:**

Boardmember Delight Clark:

- Very nice building

Boardmember Tom Bottomley:

- Like the line, form and balance
- Could they do something to make the existing buildings match this better; at least the color?

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**CASE:** Elliot Fiesta FLMS  
NEC of Elliot & Loop 202

**REQUEST:** Review of four, 85' tall FLMS

### **DISCUSSION:**

Doug Himmelberger stated there was an approved site plan, but no elevations. He stated they were fine with a condition requiring them to come back with a design for the signs after they receive approval of building elevations. He stated they needed approval of the height, size of the reader board and sign plans, and the number of signs.

Boardmember Tom Bottomley:

- The sign presented looks like a robot
- He did not want to be locked into the size of the panels when there is no design
- The issue of proportion is a concern
- Could they provide a simplified drawing that only shows scale and height for follow-up?

Boardmember Greg Lambright:

- This is really large
- Doesn't think they be approving sizes of panels
- Do they really need 4 signs?

Boardmember Vince DiBella:

- Would they be alright with approval of the height and number of signs only?

Boardmember Wendy LeSueur:

- The size of the reader panel is offensive
- These signs are becoming visual pollution

Chair Tim Nielsen:

- This Board looks at design
- Approving proportions at this stage could be a serious problem in the future
- FLMS should have larger center names than the tenant signs

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### Call to Order:

Chair Tim Nielsen called the meeting to order at 5:20 p.m.

### 3. Approval of the Minutes of the August 6, 2008 Meeting:

On a motion by Craig Boswell seconded by Tom Bottomley the Board unanimously approved the minutes.

### 4. Design Review Cases:



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**CASE #:** DR08-64 McDonald's LED

**LOCATION/ADDRESS:** 2130 W. Southern Ave.

**REQUEST:** Approval of LED tubing on an existing building

**COUNCIL DISTRICT:** District 3

**OWNER:** Richard Coulston

**APPLICANT:** James Carpentier

**ARCHITECT:** N/A

**REQUEST:** Approval of LED tubing on an existing McDonald's restaurant

**SUMMARY:** This case was on the consent agenda and therefore was not discussed individually.

**MOTION:** It was moved by Craig Boswell and seconded by Wendy LeSueur that DR08-64 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan and exterior elevations.
2. Compliance with the conditions of approval described in DR06-030 and BA06-006.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services Department (Engineering, Traffic, Solid Waste and Facilities, etc.)

**VOTE:** Passed 7 – 0

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**CASE #:** DR08-65    **Reilly Aviation Phase II**  
**LOCATION/ADDRESS:** 4500 block of Mallory Circle  
**REQUEST:** Approval of three (3) new aviation hangar buildings  
**COUNCIL DISTRICT:** District 5  
**OWNER:** F. Joseph Reilly  
**APPLICANT:** F. Joseph Reilly  
**ARCHITECT:** John Eldo Brown  
**STAFF PLANNER:** Mia Lozano-Helland

**REQUEST:** Approval of a three new aviation hangar buildings

**SUMMARY:** This case was on the consent agenda and therefore was not discussed individually.

**MOTION:** It was moved by Craig Boswell and seconded by Wendy LeSueur that DR08-65 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
  - a. Approval of a variance to allow the reductions in front yard and foundation base landscaping.
  - b. Approval of a variance to allow 24 parking spaces instead of the required 42 spaces.
  - c. Provide details and elevations of trash enclosure and parking screen wall.
2. Compliance with all requirements of the Zoning Administrator.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
5. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
6. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
7. Fire risers, building downspouts and roof access ladders are to be located within the building.
8. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**VOTE:** Passed    7 – 0

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**CASE #:** DR08-66    **Waxie Sanitary Supply**  
**LOCATION/ADDRESS:** 2815 N Norwalk  
**REQUEST:** Approval of a 151,599 sq. ft. office/warehouse  
**COUNCIL DISTRICT:** District 5  
**OWNER:** Charles Wax  
**APPLICANT:** Mark Davis  
**ARCHITECT:** Brian Paul & Associates  
**STAFF PLANNER:** Amy Shackelford

**REQUEST:** Approval of a 151,599 sq. ft. office/warehouse

**SUMMARY:** This case was on the consent agenda and therefore was not discussed individually.

**MOTION:** It was moved by Craig Boswell and seconded by Wendy LeSueur that DR08-66 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
  - a. Increase the height of the parapet above the offices to provide screening of roof-mounted mechanical equipment. Details to be approved by Design Review staff.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
5. Fire risers, building downspouts and roof access ladders are to be located within the building.
6. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**VOTE:** Passed    7 – 0

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**CASE #:** DR08-67    **Wendy's at Parkwood Ranch**  
**LOCATION/ADDRESS:** 10714 E. Southern Avenue  
**REQUEST:** Approval of a 3,371 sq. ft. restaurant with drive-thru  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Promar Corporation  
**APPLICANT:** Mark Abel  
**ARCHITECT:** Mark Abel  
**STAFF PLANNER:** Joe Welliver/Tim Lillo

**REQUEST:** Approval of a 3,371 sq. ft. restaurant with drive-thru

**SUMMARY:** This case was on the consent agenda and therefore was not discussed individually.

**MOTION:** It was moved by Craig Boswell and seconded by Wendy LeSueur that DR08-67 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**VOTE:** Passed    7 – 0

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### E. Discuss, receive comment and take action on the following appeals of Administrative Design Review:

#### 1. DR07-028 Dana Park FLMS. Val Vista and US 60

Boardmember Vince DiBella abstained.

Mr. Lambson represented the appeal. Mr. Lambson stated Triple 5 had changed their logo and fonts which made it possible to fit the sign between the pop-outs. He stated they had added "Village Square" at the bottom, below the tenant signage.

Boardmember Tom Bottomley stated the revised sign is an improvement. He thought using all caps gave the sign a lot more mileage.

Boardmember Craig Boswell confirmed Dana Park would be on all four sides of the sign. Village Square would be on only two sides of the sign. He thought the revised sign was a much better solution.

Chair Tim Nielsen feels this is the best FLMS in Mesa; however, he believes the destination portion of the sign should be larger than the tenant signs.

**MOTION:** It was by moved Tom Bottomley and seconded by Craig Boswell that DR07-28 be approved as presented:

**VOTE:** 6 – 0 – 1 Boardmember DiBella abstained

#### 2. DR07-48 & DR07-49 Screen walls for 7408 and 7424 S Atwood.

There was no one present to represent the appeal.

**MOTION:** It was by Craig Boswell moved and seconded by Greg Lambright that DR07-48 and DR07-49 be continued to the October meeting:

**VOTE:** 7 – 0

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### 3. DR08-52 Dutch Bros. 1960 E McKellips

Staffmember Mia Lozano-Helland explained the request. The applicant stated Dutch Bros. Corporate would not allow the franchisee to use colors other than Corporate gray, white and blue.

Boardmember Vince DiBella thought the placement of the blue should be different. He stated this was a very small building and the blue is screaming at you. The applicant stated they want it to scream. Boardmember DiBella thought the building was becoming a sign. The blue was signage not architecture. He stated there was very little architecture to the building and the color was washing out what articulation there was. The placement of the color should reinforce the architecture.

Boardmember Greg Lambright stated there was not enough architecture to the building and now it is only a sign. He suggested only the metal be blue and the stucco gray and eliminate the white. He also suggested taking the canopy farther out to the north. Could the awnings cantilever?

Boardmember Tom Bottomley agreed with previous comments. He stated he understood the need to market a product, but this was too much signage. He thought there was too much blue. He suggested maybe the canopies and columns be white with blue only at the roof.

Chair Tim Nielsen thought the fascia needed to be gray.

Boardmember Wendy LeSueur thought the white was anemic and would look weak.

**MOTION:** It was by Greg Lambright moved and seconded by Craig Boswell that the appeal for DR08-52 be approved with the following conditions:

1. The color of the fascia is to be light gray
2. Extend the front edge of the awning 3' beyond the columns.

**VOTE:** 7 – 0

### F. Other Business:

#### 1. Presentation of Fiesta District Design Guidelines

Staffmembers Veronica Gonzalez and Cathy Ji presented the guidelines. Ms. Ji explained that the Fiesta District boundaries would be the US 60 north to Southern and Extension west to the Mesa border. She stated she was asking the Board for their general input on the guidelines.

Chair Tim Nielsen confirmed these documents were painting a vision of what should be developed. He also confirmed the public areas would be the right-of-

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way, pathways, signage, etc. Cathy Ji explained that Banner Desert Hospital, Mesa Community College and Fiesta Mall were active participants in the planning of the Fiesta District. She explained that the intent was for the Board to review projects against these guidelines. She stated the intent was to unify landscaping and signage, but not architecture.

Boardmember Vince DiBella wondered how much teeth the guidelines would really have. He remembered the Fiesta Quadrant Guidelines which were adopted but never adhered to. Staffmember Dorothy Chimel stated an Ordinance would have more teeth than a Resolution. She stated the Fiesta Quadrant was for a much smaller area. She stated the City has adopted districts since the Fiesta Quadrant Guidelines such as the Desert Uplands, and the Citrus sub area.

Boardmember DiBella wondered if there would be different right-of-way requirements. He also questioned how these guidelines would be funded when some areas are already developed. Cathy Ji stated the right-of-way requirements would not change. Some possibilities could be bridges; a break up of larger streets with rest areas; or maybe a circulator.

Boardmember DiBella stated the guidelines seemed to be in conflict with the Zoning Ordinance. Staffmember John Wesley stated the Zoning Ordinance update would make it easier to redevelop areas. Cathy Ji stated the Planning Division had asked the consultant to be creative. She stated the implementation plan would address these issues.

Boardmember Tom Bottomley agreed the area needs to get away from being so harsh. He thought the area needed more shade and needed to be more interesting so people want to be there. He liked that the changes were being done at the pedestrian level. He thought the plan needed to be well detailed in order to implement it. He stated there had to be a comprehensive plan for the entire area so it can be done in phases and be integrated in the future phases. He thinks the area currently has too many very large parking lots with the buildings set too far back from the streets.

Boardmember Greg Lambright stated there has to be long term maintenance for this to work. He stated Mesa parking lots are massive, but dark and uninviting. He stated he would love to see this happen, but he was concerned the City would not maintain it. He thought this area of the City had too much retail, too spread out. He agreed the area needed to be pedestrian friendly. He suggested the City look at more residential for the area, and make it easier to get around without cars. He also thought the City should look at the life cycle of buildings.

### 2. Distribute submittals to Board

- G. Discuss, receive comment and recommend action to City Council regarding the following Design Review Case:

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**CASE #:** DR08-68    **DMB Design Guidelines for Mesa Proving Grounds**  
**LOCATION/ADDRESS:** The 3600 to 5200 blocks of South Ellsworth Road (east side),  
the 9200 to 10800 blocks of East Elliot Road (south side), and  
the 3600 to 6000 blocks of the South Signal Butte Road  
alignment (west side).  
**GENERAL VICINITY:** Located south of Elliot Road between Ellsworth Road and  
Signal Butte Road.  
**REQUEST:** Approval of Community Plan Design Guidelines for the PC  
District  
**COUNCIL DISTRICT:** District 6  
**OWNER/APPLICANT:** Jill Kusy, DMB Mesa Proving Grounds, LLC  
**STAFF PLANNER:** Dorothy Chimel

**REQUEST:** Approval of Community Plan Design Guidelines for the PC District

**SUMMARY:** Grady Gammage represented the case.

Boardmember Vince DiBella confirmed this document would replace the Zoning Code.

Chair Tim Nielsen questioned who would review projects in place of the Design Review Board. Planning Director John Wesley said site plan approval will go to Planning and Zoning and projects will be reviewed by staff. He asked the applicants where they came up with their base grade. Trevor stated they went to Center Point, Kierland Commons, Verrado, and large resorts, then went through the Mesa Codes and struck out what they didn't like. Trevor stated they also examples from across the country to find what worked. He said the parking was based on Tempe standards. They used Smart Code format. They wanted the document to allow flexibility. He stated the document was very urban. He stated they wanted a range of standards. Chair Nielsen stated the problem was most developers build to the minimum standard.

Boardmember Vince DiBella thought the document was easy to follow.

Boardmember Tom Bottomley questioned how many tiers of review there would be. Would there be different hierarchies of review. John Wesley stated the idea was to get the Community Plan and Development Plan approved then individual projects would only go to Planning and Zoning or only to staff to make it faster to get them through.

Boardmember Greg Lambright questioned whether DMB would build the entire infrastructure. Mr. Gamage state the City would allow a community facility district to pay for most of the trunk line back bone infrastructure, but individual developers would build their own. Mr. Gamage stated right-of-way would stop at back of curb. Boardmember Lambright thought all the photos and graphics made the document work.



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**MOTION:** It was moved by Greg Lambright and seconded by Vince DiBella that the Board recommend to City Council approval of DR08-68 with the red lines as set by staff.

**VOTE:** Passed 7 – 0

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Respectfully submitted,

Debbie Archuleta  
Planning Assistant

da